The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 6:00 p.m. on July 10, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert Schultz
John J. Tagle
Kathleen Troshynski
Mark J. Vleck

Absent:
Thomas Strat (arrived 6:07 p.m.)
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Richard K. Carlisle, Carlisle/Wortman Associates, Inc.
John K. Abraham, Deputy City Engineer/Traffic Engineer

Resolution # PC-2007-07-112
Moved by: Littman
Seconded by: Vleck

RESOLVED, That Members Strat and Wright are excused from attendance at this meeting for personal reasons.

Yes: All
No: None
Absent: Strat (arrived 6:07 p.m.), Wright

MOTION CARRIED

2. PLANNED UNIT DEVELOPMENT (P.U.D. #9) – Project Update – Proposed The Pavilions of Troy Planned Unit Development, Northwest corner of Big Beaver and Coolidge, Section 19, Currently Zoned O-S-C (Office-Service-Commercial), O-M (Office Mid-rise) and P-1 (Vehicular Parking) Districts

Mr. Miller briefly described the project and introduced the applicant.

Hunter Richardson, Richardson Development Group, the applicant, provided a brief description of the process to date.

Richard Carlsile, Carlsile/Wortman Associates, Inc., the City's Planning Consultant, summarized his review of the project.

Hunter Richardson addressed Mr. Carlisle's comments. He will respond to issues raised in the review in future submissions, probably within two weeks. The

development team has met with approximately 50 residential neighbors and got significant feedback. Two future meetings are planned with the neighbors.

Planning Commissioners commented on the project.

Mr. Hutson commented on the following:

- Phase 1 buildings on the east side of the development will be visible from Coolidge. Reduce or eliminate vehicular traffic on the interior loop road.
- Some unnecessary text provided in binder.
- Consider permeability on site.
- Encourage innovative storm water techniques.

Mr. Strat asked if Mr. Abraham could comment on traffic.

Mr. Abraham stated he is meeting with the applicant's traffic consultant tomorrow.

Mr. Schultz invited Mr. Abraham to attend a future meeting.

Mr. Tagle asked if reports would be available regularly throughout the process.

Mr. Miller responded in the affirmative.

Ms. Kerwin stated she appreciated the information contained in the narrative.

Ms. Troshynski requested to see building materials.

Mr. Littman asked how Traffic Engineers looked at a development on a road with a Level of Service that is already at F.

Mr. Abraham responded that there are other factors you can measure such as average rate of speed and delay.

Mr. Schultz stated that this meeting was a great start to the process. He supported the interior traffic patterns. He stated a hotel on the corner would help to make Phase 1 more aesthetically pleasing and add to the Big Beaver Corridor.

Mr. Strat commended the applicant on the project.

Mr. Tagle requested that the applicant specifically address the Big Beaver Corridor Study, and also think about how this project could help carry the Key Concepts to the east.

Mr. Vleck asked that the Key Concepts of the Big Beaver Corridor Study be applied to both Big Beaver and Coolidge. He was concerned with the treatment of the corner and would like to see a strong relationship between the street and the buildings or landscaping. Innovative treatments such as parallel parking may assist in this.

Mr. Schultz asked if any audience members wished to comment.

No audience members indicated they wanted to comment.

Hunter Richardson requested that if the Planning Commission wished to address a specific item, they should provide notice to the applicant to that appropriate experts from the development team would be in attendance to address that specific issue.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 7:00 p.m.

Respectfully submitted,

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Robert Schultz, Chair

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R. Brent Savidant, Principal Planner

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